

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
DRAFT 2/26/2013**

**Thursday March 14, 2013**

**Location: Arizona State Land Department  
1616 W. Adams, Room 321  
Phoenix, AZ 85007  
Time: 9:00 a.m.**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the general public that the Board will hold a meeting open to the public on March 14, 2013, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 24 hours prior to the meeting. The Board may discuss, deliberate or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Anna Gomez, ADA Coordinator at (602) 542-2636 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

**MINUTES**

**I.** Approval of January 10, 2013 Minutes

**II. REPORT BY LAND DEPARTMENT STAFF**

- A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list)
- B. Future Board Agenda Items

**III. REAL ESTATE DIVISION**

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term-for periods 10 years or less on Consent Agenda (See attached)\*
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached)\*
- C. Land Sales (See attached)\*

\* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board's office after February 26, 2013, or at least 24 hours prior to the scheduled meeting.

**IV. BOARD APPEALS**

None

V. **OTHER BUSINESS**

A. Arrangements for Future Meetings:

Date

Location

TBD

The April, May and June Meeting dates need to be set. The second Thursday in April is the 11<sup>th</sup>. The second Thursday in May is the 9<sup>th</sup>. The second Thursday in June is the 13<sup>th</sup>.

B. Schedule of Pending Appeals:

None

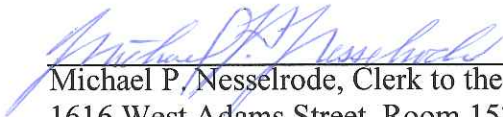
VI. **EXECUTIVE SESSION**

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3).

VII. **BOARD ADJOURNS**

STATE LAND DEPARTMENT

BOARD OF APPEALS

  
Michael P. Nesselrode, Clerk to the Board

1616 West Adams Street, Room 153

Phoenix, AZ 85007

Telephone: 602-542-2505 - FAX: 602-542-2508

**BOARD  
REAL ESTATE DIVISION AGENDA  
Thursday, March 14, 2013**

**A. CONSENT AGENDA**

**RIGHTS OF WAY**

|    | <b>Application #</b> | <b>Applicant and County</b>                        | <b>Purpose</b>   |
|----|----------------------|--|--|
| 1. | 14-116300<br>SR      | El Paso Natural Gas Company<br>(Cochise County)    | Underground 10" natural gas pipeline                                   |
| 2. | 14-116493<br>JR      | Trico Electric Cooperative, Inc.<br>(Pinal County) | Overhead 69kv electric sub-transmission line                           |
| 3. | 14-116494<br>JR      | Trico Electric Cooperative, Inc.<br>(Pima County)  | Overhead 69kv electric sub-transmission line                           |
| 4. | 16-52829<br>GN       | City of Scottsdale<br>(Maricopa County)            | Adding underground utilities to an existing legal public road easement |
| 5. | 16-113560<br>GN      | City of Phoenix<br>(Maricopa County)               | Public road and underground utilities                                  |
| 6. | 16-116277<br>JR      | Cowley Management, LLC<br>(Pinal County)           | Public Road  |
| 7. | 16-116498<br>GN      | City of Phoenix<br>(Maricopa County)               | Public road and underground utilities                                  |

**COMMERCIAL LEASES – Short Term (for periods 10 years or less)**

*New*

|  | <b>Application #</b> | <b>Applicant and County</b> | <b>Purpose</b> |
|--|----------------------|-----------------------------|----------------|
|  | NONE                 |                             |                |

*Renewals*

|     | <b>Application #</b> | <b>Applicant and County</b>  | <b>Purpose</b>                         |
|-----|----------------------|--|--|
| 8.  | 03-274<br>GN         | CCR-Sierra Vista III, LLC<br>(Cochise County)                              | Radio broadcasting station             |
| 9.  | 03-728<br>KL         | Citizens Telecommunications Co. of White Mountains Inc.<br>(Apache County) | Microwave repeater station             |
| 10. | 03-44903<br>GN       | Pima County<br>(Pima County)   | Solid waste transfer station (public)  |
| 11. | 03-111749<br>KL      | Alltel Communications SW Holdings<br>(Maricopa County)                     | A wireless telecommunications facility |

*Amendments*

|     | <b>Application #</b> | <b>Applicant and County</b>                   | <b>Purpose</b>                                      |
|-----|----------------------|---|---|
| 12. | 03-824<br>GN         | Bowlin Travel Centers, Inc.<br>(Pinal County) | Retail sales, fuel sales, restaurant and related op |
| 13. | 03-114481<br>AO      | GTP Infrastructure I, LLC<br>(Mohave County)  | A wireless telecommunications facility              |

**B. COMMERCIAL LEASES – Long Term (for periods longer than 10 years)**

*Urban Planning Projects*

|  | <b>Application #</b> | <b>Applicant and County</b> | <b>Purpose</b> |
|--|----------------------|-----------------------------|----------------|
|  | NONE                 |                             |                |

*Other*

|  | Application # | Applicant and County | Purpose |
|--|---------------|----------------------|---------|
|  | NONE          |                      |         |

**C. LAND SALES**

*Urban Planning Projects*

|  | Application # | Applicant and County |  |
|--|---------------|----------------------|--|
|  | NONE          |                      |  |

*Other*

|  | Application # | Applicant and County |  |
|--|---------------|----------------------|--|
|  | NONE          |                      |  |



PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR  
FEBRUARY 2013

04-MINERAL  
21-WATER  
53-LAND

| APP. NO./<br>APPLICANT                         | AUCTION<br>DATE<br>&<br>TIME | LOCATION, COUNTY<br>&<br>ACREAGE +/-           | APPRAISED VALUE<br>&<br>1ST YEAR'S RENT OR ROYALTY<br>(03, 04, 21 ONLY) | BENEFICIARY                 |
|--|------------------------------|--|---|-----------------------------|
| 53-115148<br>JOHN F. LONG<br>PROPERTIES<br>LLP | 02/27<br><br>1:00 P.M.       | T19N, R15E SEC. 36<br><br>NAVAJO<br><br>255.46 | \$365,000.00  | PERMANENT<br>COMMON SCHOOLS |

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR  
MARCH 2013

04-MINERAL  
21-WATER  
53-LAND

| APP. NO./<br>APPLICANT | AUCTION<br>DATE<br>&<br>TIME | LOCATION, COUNTY<br>&<br>ACREAGE +/- | APPRAISED VALUE<br>&<br>1ST YEAR'S RENT OR ROYALTY<br>(03, 04, 21 ONLY) | BENEFICIARY |
|------------------------|------------------------------|--------------------------------------|---|-------------|
| NO AUCTIONS            |                              |                                      |   |             |

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR  
APRIL 2013

04-MINERAL  
21-WATER  
53-LAND

| APP. NO./<br>APPLICANT  | AUCTION<br>DATE<br>&<br>TIME | LOCATION, COUNTY<br>&<br>ACREAGE +/-  | APPRAISED VALUE<br>&<br>1ST YEAR'S RENT OR ROYALTY<br>(03, 04, 21 ONLY) | BENEFICIARY   |
|---|------------------------------|---|---|---|
| 16-115783<br>OASIS<br>VENTURES LLC                                  | 04/02<br><br>10:00 A.M.      | T5S, R4W,<br>SEC. 32<br><br>MARICOPA<br><br>1.29                                | \$8,940.00  | PERMANENT<br>COMMON SCHOOLS   |
| 16-116380<br>CITY OF<br>TUCSON                                      | 04/10<br><br>10:30 A.M.      | T15S, R15E,<br>SECS. 13 & 24<br>T15S, R16E,<br>SEC. 19<br><br>PIMA<br><br>20.46 | \$2,400.00  | LEGISLATIVE,<br>EXECUTIVE AND<br>JUDICIAL BUILDINGS<br><br>UNIVERSITY |
| 16-116179<br>ARIZONA<br>PUBLIC<br>SERVICE                           | 04/17<br><br>9:30 A.M.       | T4N, R4E,<br>SEC. 30<br><br>MARICOPA<br><br>12.66                               | \$1,583,269.00  | PERMANENT<br>COMMON SCHOOLS   |
| 16-116237<br>ARIZONA<br>PUBLIC<br>SERVICE                           | 04/17<br><br>10:00 A.M.      | T4N, R4E,<br>SECS. 29 & 30<br><br>MARICOPA<br><br>8.34                          | \$1,126,396.00  | PERMANENT<br>COMMON SCHOOLS<br>(INDEMNITY<br>SELECTIONS)              |
| 16-108856-00-001<br>WESTCOR/<br>BLACK<br>CANYON<br>MOTORPLEX<br>LLC | 04/17<br><br>10:30 A.M.      | T5N, R2E<br>SEC. 14<br><br>MARICOPA<br><br>0.58                                 | \$37,518.00   | PERMANENT<br>COMMON SCHOOLS<br>(INDEMNITY<br>SELECTIONS)              |

|                          |                     |  |                |   |
|--------------------------|---------------------|--|----------------|---|
| 53-114488<br>PIMA COUNTY | 04/24<br>11:00 A.M. | T15S, R15E,<br>SECS. 25 & 36<br><br>PIMA<br><br>289.22 | \$4,350,000.00 | UNIVERSITY<br><br>PERMANENT<br>COMMON SCHOOLS<br><br>PERMANENT<br>COMMON SCHOOLS<br>(INDEMNITY<br>SELECTIONS) |
|--------------------------|---------------------|--|----------------|---|

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

RESULTS / ARCHIVE PAGE  
DECEMBER 2012

04-MINERAL  
21-WATER  
53-LAND

| APP. NO.  | AUCTION<br>DATE | LOCATION,<br>COUNTY<br>&<br>ACREAGE<br>+/-                         | APPRAISED<br>VALUE<br>&<br>1 <sup>ST</sup> YEAR'S<br>RENT OR<br>ROYALTY<br>(03, 04, 21<br>ONLY) | BENEFICIARY   | TOTAL<br>SELLING<br>PRICE | SUCCESSFUL<br>BIDDER<br>&<br># OF BIDS                         | TERMS  |
|-----------|-----------------|--|---|---|---------------------------|--|--|
| 24-116201 | 12/11           | T1S, R8E,<br>SEC. 18<br><br>PINAL<br><br>430,000<br>CUBIC<br>YARDS | \$107,500.00  | PERMANENT<br>COMMON<br>SCHOOLS<br>(INDEMNITY<br>SELECTIONS)                                       | \$107,500.00              | RALPH L.<br>WADSWORTH<br>CONSTRUCTION<br>COMPANY<br><br>&<br>1 |  |
| 53-115511 | 12/20           | T11S, R13E,<br>SECS. 4, 5,<br>10 & 16<br><br>PIMA<br><br>1,416.14  | \$3,780,000.00  | PERMANENT<br>COMMON<br>SCHOOLS<br><br>PERMANENT<br>COMMON<br>SCHOOLS<br>(INDEMNITY<br>SELECTIONS) | \$3,780,000.<br>00        | PIMA COUNTY<br><br>&<br>1                                      | 10%<br>DOWN,<br>BALANCE<br>DUE IN 30<br>DAYS |

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

RESULTS / ARCHIVE PAGE  
JANUARY 2013

04-MINERAL  
21-WATER  
53-LAND

| APP. NO.  | AUCTION<br>DATE | LOCATION,<br>COUNTY<br>&<br>ACREAGE<br>+/-           | APPRAISED<br>VALUE<br>&<br>1 <sup>ST</sup> YEAR'S<br>RENT OR<br>ROYALTY<br>(03, 04, 21<br>ONLY) | BENEFICIARY   | TOTAL<br>SELLING<br>PRICE | SUCCESSFUL<br>BIDDER<br>&<br># OF BIDS                           | TERMS |
|-----------|-----------------|--|---|---|---------------------------|--|-------|
| 16-115926 | 01/08           | T13S, R13E,<br>SECS. 20 & 21<br><br>PIMA<br><br>1.51 | \$195,188.00  | STATE<br>CHARITABLE,<br>PENAL, AND<br>REFORMATORY<br>INSTITUTIONS | \$195,188.00              | PIMA COUNTY<br><br>&<br>1  |       |
| 16-115932 | 01/09           | T16N, R2W,<br>SEC. 30<br><br>YAVAPAI<br><br>0.42     | \$2,400.00  | COUNTY BOND   | \$2,400.00                | FIDELITY<br>NATIONAL TITLE<br>INSURANCE<br>COMPANY<br><br>&<br>1 |       |

|           |       |   |                 |   |                 |   |   |
|-----------|-------|---|-----------------|---|-----------------|---|---|
| 16-115956 | 01/15 | T5N, R1W,<br>SEC. 36<br><br>MARICOPA<br><br>8.37                          | \$147,312.00    | PERMANENT<br>COMMON<br>SCHOOLS                                    | \$147,312.00    | CITY OF PEORIA<br><br>&<br>1                          |   |
| 16-115549 | 01/15 | T2N, R2W,<br>SEC. 35<br><br>MARICOPA<br><br>0.19                          | \$8,197.00      | PENITENTIARY<br>LAND FUND   | \$8,197.00      | ADOT<br><br>&<br>1                                    |   |
| 16-116065 | 01/16 | T10S, R7E,<br>SECS. 18, 19,<br>28, 29, & 30<br><br>PINAL<br><br>16.04     | \$42,875.00     | PERMANENT<br>COMMON<br>SCHOOLS<br>(INDEMNITY<br>SELECTIONS)       | \$42,875.00     | TOLTEC BUTTES<br>ROADWAY<br>ASSOCIATION<br><br>&<br>1 |   |
| 53-114461 | 01/29 | T4N, R4E,<br>SEC. 34<br><br>MARICOPA<br><br>35.45                         | \$14,090,000.00 | PERMANENT<br>COMMON<br>SCHOOLS<br>(INDEMNITY<br>SELECTIONS)       | \$14,090,000.00 | PAG NOMA<br>MASTER LLC<br><br>&<br>1                  | 10%<br>DOWN,<br>BALANCE<br>DUE IN 30<br>DAYS  |
| 53-115751 | 01/30 | T5N, R3E,<br>SECS. 10, 11,<br>12, 13 & 14<br><br>MARICOPA<br><br>1,543.78 | \$24,100,000.00 | PERMANENT<br>COMMON<br>SCHOOLS<br>(INDEMNITY<br>SELECTIONS)       | \$24,100,000.00 | CITY OF PHOENIX<br><br>&<br>1                         | 25%<br>DOWN,<br>SIMPLE<br>INTEREST<br>AT A<br>FIXED<br>RATE OF<br>5.25%,<br>TOTAL<br>AMOUNT<br>DUE AND<br>PAYABLE<br>IN 180<br>DAYS |
| 16-115926 | 01/08 | T13S, R13E,<br>SECS. 20 & 21<br><br>PIMA<br><br>1.51                      | \$195,188.00    | STATE<br>CHARITABLE,<br>PENAL, AND<br>REFORMATORY<br>INSTITUTIONS | \$195,188.00    | PIMA COUNTY<br><br>&<br>1                             |   |